



**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers**

**Thursday, July 13, 2000, 7:30 P.M.
777 "B" Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Fish, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Bogue, Halliday, Sacks, Williams, Zermeño
CHAIRPERSON Fish

Absent: COMMISSIONER Caveglia

Staff Members Present: Bartlett, Connelly, Frascinella, Looney, Patenaude, Woodbury

General Public Present: Approximately 10

PUBLIC COMMENT

There was no public comment.

AGENDA

1. **Consideration of the Preliminary Plan for the Downtown Hayward Redevelopment Plan Amendment - Mission-Foothill Blvd. Corridor**
2. **UP 99-160-18 - James Miller & Assoc. (Applicant) / Big "O" Tires, Inc. (Owners): Construction of a 5,163-Square-Foot Big "O" Tires Auto Service Center;**

UP 00-160-14 - James Miller & Assoc. (Applicant) / Big "O" Tires, Inc. (Owners): Construction of a 2,476-Square-Foot El Polls Loco Restaurant with a Drive-Thru Window; and

SPR 00-130-09 - Daniel Gibbs, CEI Engineering Assoc. (Applicant) / AutoZone (Owners): Construction of a 5,400-Square-Foot AutoZone Retail Auto Parts Store

PUBLIC HEARINGS

1. **Consideration of the Preliminary Plan for the Downtown Hayward Redevelopment Plan Amendment - Mission-Foothill Blvd. Corridor**

Redevelopment Director Bartlett described the history of the Downtown Redevelopment Area, and the proposed Plan Amendment. This Amendment would add approximately 770 acres to the Area creating two new sub-areas. The first consists of additions in the North Hayward area, including the north end of the Foothill Boulevard corridor from Mattox Road to Hazel Avenue, and the north end of the Mission Boulevard corridor from the northerly City boundary at Rose Street to A Street. The second sub-area extends along Mission Boulevard corridor

from Jackson Street south to the City boundary at approximately Tamarack Drive, and includes land just east of Mission Boulevard to the East Side of the BART tracks. Two areas will be outside the City limits as well.

She noted that these are preliminary plans outlining the proposed boundaries of the area and can be modified. No additional areas may be added but some may be subtracted. The proposal includes the enhancement and consolidation of auto row. Elections to the Project Area will be held in September. The Planning Commission should be able to review the environmental documents by spring, 2001. She added that the process might take as long as 40 years.

Commissioner Williams commented on the mapping of the area, specifically why there was no overlay provided.

Redevelopment Director Bartlett admitted that this has been a mapping challenge. She said the maps would be refined in coming meetings.

Commissioner Zermiio asked why the Quarry was included in the project. He was told that since the Project was long term, and the Quarry owners plan to abandon use of the site in, probably eight years or so, it seemed a great idea to include it so that the City might have a say in how it is brought back into use. Redevelopment Director Bartlett indicated that much of the residential property in the area might not be affected. However, there may be an opportunity for home and business owners to take advantage of loans and grants for rehabilitation. The City will also have the right to acquire property through Eminent Domain proceedings if they deem it necessary. She cautioned that this is a very serious process and not one the City would use lightly. It is only used as a last resource. In describing the determination for the project area boundaries, she noted that the borders were outlined based on property lines. As a result, perceived irregularities have occurred.

The public hearing was opened at 7:57 p.m.

Fred McNamara, 29308 Mission Boulevard, lessee of the bar, Arnie's Time Out, said his property is not blighted as implied in a recent newspaper article. He said they have spent time and money fixing up the inside of the property, and comments to the contrary are uncalled for. He suggested the City should define property in the area in a gentler manner.

William Burnside, 676 Gisler Way, said that after many years of Redevelopment in the City of Hayward and has seen little in the way of results. We would like to see some positive things done.

Jeffery Reed, 29308 Mission Boulevard, said operators of small businesses in the area have invested heavily in their businesses. Some buildings may be in need of repair but they need to make a living as well.

The public hearing closed at 8:04 p.m.

Commissioner Zermiio said he was asked to find out when the utilities in the area would be

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undergrounded.

Redevelopment Director Bartlett responded that redevelopment funding for projects takes several years to start flowing.

Commissioner Williams cautioned owners in the area to take advantage of the public meetings to make sure they have a voice in the proceedings. He suggested they get involved and attend meetings. He said redevelopment should be considered as conservation and as a better use of the land. He suggested looking at that corridor as a place for streetcars and rails to be tied into BART.

Commissioner Halliday discussed the impact of Route 238 on the area. She moved, seconded by Commissioner Bogue, **to recommend adoption of the resolution approving the Amended Preliminary Plan and forward it to the Redevelopment Agency.**

Commissioner Bogue added that this seemed like an appropriate area to look at. He agreed that not every site in the area was blighted. He suggested that this would enhance Mission Boulevard, preserve the retail in the area and protect present business owners as well as allowing them to avail themselves of further opportunities to enhance their properties.

Commissioner Halliday said that, although she made the motion, she did hear the speakers. She agreed that there are things that make Hayward unique and hopes the character of the City can be preserved. She indicated that using the Redevelopment tool could enhance the properties in the area.

Chairperson Fish said he could support this motion, at least as the beginning. This is a good way to fund projects and make improvements to the infrastructure. It is not about individual properties but how to make Hayward more livable.

The **motion passed unanimously**, with Commissioner Caveglia absent.

**2. UP 99-160-18 – James Miller & Assoc. (Applicant) / Big "O" Tires, Inc. (Owners):
Construction of a 5,163-Square-Foot Big "O" Tires Auto Service Center;**

**UP 00-160-14 – James Miller & Assoc. (Applicant) / Big "O" Tires, Inc. (Owners):
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Window; and**

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(Owners): Construction of a 5,400-Square-Foot AutoZone Retail Auto Parts Store**

Associate Planner Patenaude described each of the three projects on three separate parcels and

how they will work together on this property. He said the plans were designed to coordinate traffic and parking. The City Council Commercial Center Hmprovement Committee reviewed the proposal and encouraged it. He added that staff believes they have reached a good solution to what has been a difficult location. He then responded to questions from Commissioners.

The public hearing opened at 8:47 p.m.

Arthur Nave, of AutoZone, 60 Madison Avenue, Memphis, Tennessee, said he had been looking forward to working on this project and design.

William Burnside, 676 Gisler Way, described all of the businesses in that area and suggested there is no need for further automobile related businesses at this location. He suggested a "No" vote.

The public hearing closed at 8:55 p.m.

Commissioner Halliday commented on regulating drive-through versus just fast food businesses. She said she didn't like the idea of further in and out traffic on Mission Boulevard.

Commissioner Williams **moved**, seconded by Commissioner Zermeño, to adopt the Negative Declaration; approve UP 99-160-18; approve UP 00-160-14; and approve SPR 00-130-09.

Commissioner Sacks mentioned the proposed traffic light at Mission and Hancock as a possible solution to the traffic congestion in this area.

Chairperson Fish commended staff and the applicants for working together on the site. He said they have been talking about putting projects together in this manner and this is very well done.

The **motion passed unanimously**, with Commissioner Caveglia absent.

ADDITIONAL MATTERS

3. Election of Officers

Commissioner Caveglia was elected Chairperson; Commissioner Halliday will be Vice Chair; and Commissioner Bogue, Secretary.

4. Oral Report on Planning and Zoning Matters

None were made

5. Commissioners' Announcements, Referrals

Commissioner Zermeño commented on the overgrown weeds in the BART parking lot.

MINUTES



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Commissioner Williams commended staff and the developer regarding their professional handling and controlling of traffic on the Second Street construction project.

Commissioner Halliday thanked Chairperson Fish for a job well done as Chairperson of the Commission for the past year.

APPROVAL OF MINUTES

- May 18, 2000 - Approved
- June 22, 2000 - Approved

ADJOURNMENT

The meeting was adjourned by Chairperson Fish at 9:07 p.m.

APPROVED:

Barbara Halliday, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary

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